

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**January 30, 2019  
4:00 to 5:00 p.m.**

- 1. UVB121418: Consideration and action on the application for final approval of Booth Subdivision 1st Amended, consisting of one lot. (Joseph & Kathleen Cornwell, Applicant Steve Burton, Presenter**
- 2. Adjournment**

*The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted*



*In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791*



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on the application for final approval of Booth Subdivision 1st Amended, consisting of one lot.
<b>Agenda Date:</b>	Wednesday, January 30, 2019
<b>Applicant:</b>	Joseph and Kathleen Cornwell
<b>File Number:</b>	UVB121418

### Property Information

<b>Approximate Address:</b>	5878 E Snow Basin Rd
<b>Project Area:</b>	7.661 acres
<b>Zoning:</b>	FV-3
<b>Existing Land Use:</b>	Residential
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	20-141-0001
<b>Township, Range, Section:</b>	T6N, R1E, Section 23

### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	Residential
<b>East:</b>	Residential	<b>West:</b>	Residential

### Staff Information

<b>Report Presenter:</b>	Steve Burton <a href="mailto:sburton@co.weber.ut.us">sburton@co.weber.ut.us</a> 801-399-8766
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14 Forest Valley (FV-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Hillside Development Review Procedures and Standards
- Title 108, Natural Hazards Areas

## Development History

- Booth Subdivision was recorded on July 30, 2013.

## Background and Summary

The Planning Division recommends final approval of Booth Subdivision 1st Amended plat. Currently, a single family dwelling and a detached structure are located on the lot within the designated buildable area. The proposed subdivision amendment will change the boundary of the previously designated buildable area so that the applicant has more area to place an additional detached garage on the lot. The new buildable area meets the requirements outlined in the Weber County Land Use Code.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Valley Zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

*The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.*

The proposed amendment will not change the lot boundaries. The lot maintains the minimum acreage of three acres and the minimum lot width of 150 feet.

Natural Hazards Areas: The subject property is located in a geologic hazards area. A geologic hazards report has not been requested as part of this application due to the existing dwelling and the applicant's request to build a detached, non-habitable structure.

Culinary water and sanitary sewage disposal: Culinary water is provided by a private well and sanitary sewage disposal is provided by an on-site septic system.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Additional requirements: LUC §101-1-7 defines 'buildable area' as follows:

*Buildable area. The term "buildable area" means a portion of a lot, parcel or tract of land which is to be utilized as the building site and which complies with the following:*

- (1) The average percent of slope within the buildable area as defined by this section shall be less than 25 percent;*
- (2) The gross land area of the buildable area shall contain at least 3,000 square feet and be configured such that it can contain one 40-foot by 40-foot square;*
- (3) It shall not contain any geologic or other environmental hazards, as determined by the county engineer;*
- (4) It shall not contain any easements or setbacks; and*
- (5) It shall be denoted on a subdivision plat as the only area in which building may take place on a lot or parcel.*

The applicant has provided a topographic map showing the buildable area with an average slope of 16.9%. The proposed buildable area meets all other requirements listed above.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

## **Staff Recommendation**

Staff recommends final approval of Booth Subdivision 1st Amended plat. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A note will be required to be added to the subdivision plat indicating that the lot is located within a geologic hazards study area and a geologic hazards report may be required for future development.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

## Administrative Approval

Administrative final approval of Booth Subdivision 1st Amended is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_

Weber County Planning Director

## Exhibits

- A. Original Booth Subdivision plat
- B. Proposed amended plat
- C. Contour map

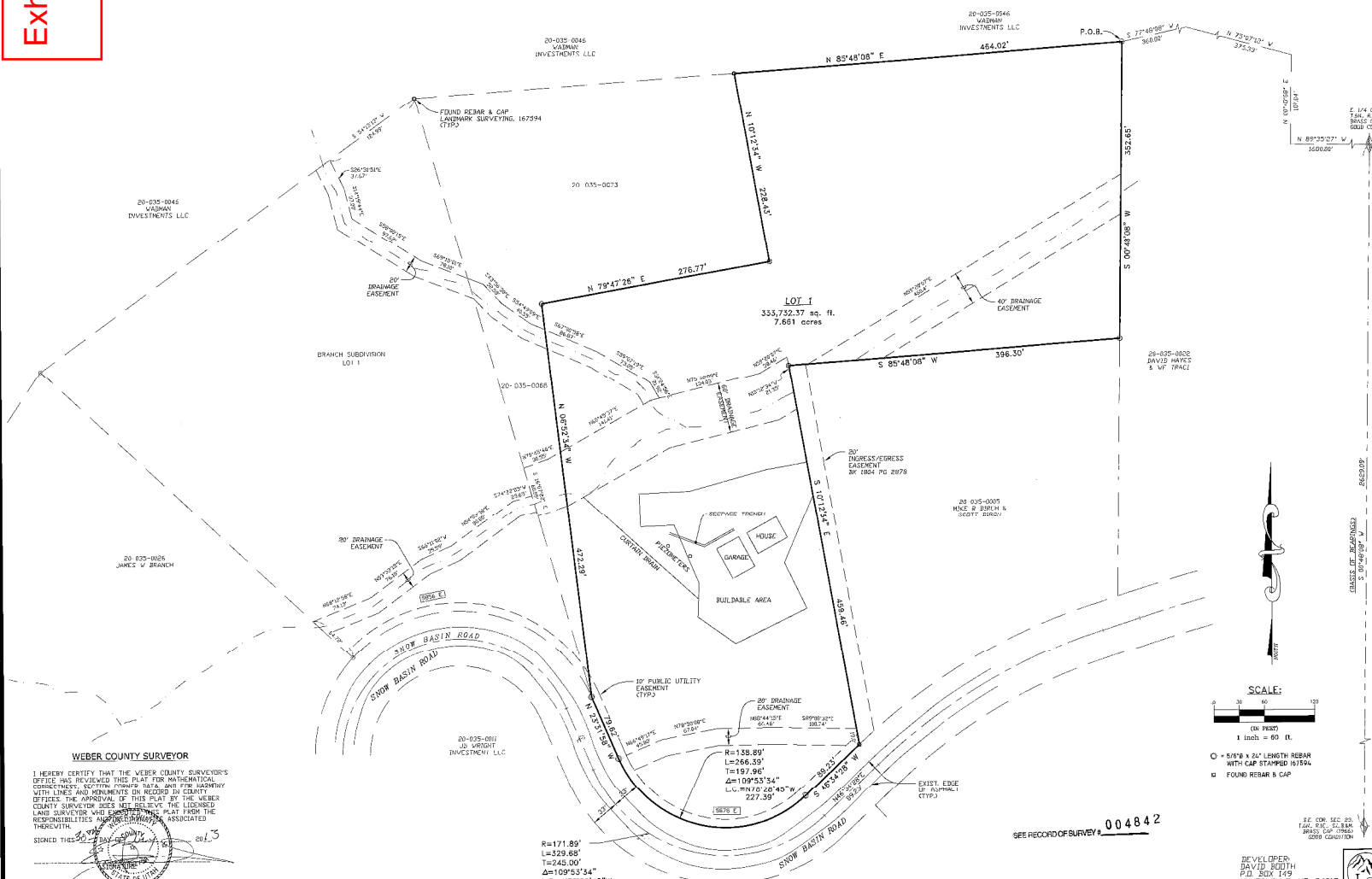
## Location Map 1



Exhibit A

# BOOTH SUBDIVISION

A PART OF THE WEST HALF OF SECTION 23, T. 6 N., R. 1 E., S.L.B. & M.  
WEBER COUNTY, UTAH  
JUNE 2013



**SURVEYOR'S CERTIFICATE**  
I, DALLAS K. BUTTARE, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 20, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-20-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.  
I DO ALSO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED THEREON AND THAT THE MEASUREMENTS AND PLACEMENTS MADE IN THE FIELD AND I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.  
SIGNED THIS 22nd DAY OF July 2013



### OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND HAVE SAID TRACT BEING SUBDIVIDED AND DO HEREBY DEDICATE AND CONVEY TO WEBER COUNTY, UTAH, ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THROUGHPAGES FOR WALKER, AND UNDER THE LANDS DESIGNATED ON, BEING AND HEREBY DEDICATE, SPLIT, AND WATER UTILITIES, FENCE, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THESE AREAS. STATE OF UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 30th DAY OF July 2013  
David C. Booth  
David C. Booth  
David C. Booth For  
Barbara B. Booth

### OWNER'S ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WEBER  
ON THIS 30th DAY OF July 2013, I, KARY C. SERRANO, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO JULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

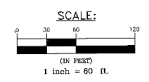
Kary C. Serrano  
KARY C. SERRANO  
NOTARY PUBLIC  
COMMISSION NO. 80081  
EXPIRES 01/31/2015

### BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT BEING NORTH 85°13'27" WEST 180.00 FEET, NORTH 00°48'08" EAST 107.04 FEET, NORTH 75°07'10" WEST 375.33 FEET AND SOUTH 77°40'00" WEST 650.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23, AND RUNNING THENCE SOUTH 00°48'08" WEST 352.65 FEET, THENCE SOUTH 80°48'08" WEST 376.30 FEET TO THE EAST LINE OF SAID BOOTH SUBDIVISION, THENCE SOUTH 0°48'08" EAST 459.44 FEET ALONG SAID EAST LINE OF SAID BOOTH SUBDIVISION TO THE NORTHERLY BOUNDARY LINE OF SNOW BASIN ROAD, THENCE ALONG SAID BOUNDARY LINE OF SNOW BASIN ROAD THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 44°54'28" WEST 99.22 FEET, (2) WESTERLY 556.30 FEET ALONG THE ARC OF A 128.89 FOOT RADIUS CURVE TO THE RIGHT, U.S. BEARS NORTH 78°28'45" WEST 237.30 FEET, (3) NORTH 22°13'59" WEST 79.62 FEET TO SOUTHWEST CORNER OF SAID BOOTH SUBDIVISION, THENCE NORTH 80°52'24" WEST 272.20 FEET, THENCE NORTH 79°17'20" EAST 274.77 FEET TO EAST LINE OF SAID BOOTH SUBDIVISION, THENCE NORTH 8°12'44" EAST 128.52 FEET ALONG SAID EAST LINE TO NORTHEAST CORNER OF SAID DAVE BOOTH SUBDIVISION, THENCE NORTH 89°40'08" EAST 454.62 FEET TO THE POINT OF BEGINNING.  
CONTAINS 333,752.37 SQ FT = 7.661 ACRES.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION BY VACATING A PORTION OF THE DAVE BOOTH SUBDIVISION AND INCLUDING THE SAME ADJACENT PARCELS TO THE ADJACENT PARCELS TO THE TOTAL ACREAGE OF THE SUBDIVISION AS SHOWN.  
THE CENTERLINE OF SNOWBASIN ROAD WAS DETERMINED FROM THE CURRENT DEDICATION PLAT OF SNOWBASIN ROAD BE 22 PG 56 RECORDED 9719.  
BASIS OF BEARING IS UTAH STATE PLANE SURVEY BEARING AS SHOWN.



**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT BELIEVE THE LICENSED LAND SURVEYOR WHO SUBMITTED THIS PLAT FROM THE RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.  
SIGNED THIS 30th DAY OF July 2013

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS 30th DAY OF July 2013

**WEBER COUNTY ATTORNEY**  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY COMPLY WITH THE COUNTY ORDINANCE APPLICABLE THEREIN AND ARE IN FORCE AND EFFECT.  
SIGNED THIS 30th DAY OF July 2013

**WEBER-MORGAN HEALTH DEPARTMENT**  
I HEREBY CERTIFY THAT THE DUELY ASSESSMENT RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS DEPARTMENT AND APPROVED FOR ON-SITE WASTEWATER TREATMENT SYSTEMS.  
SIGNED THIS 30th DAY OF July 2013

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS FULLY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 20th DAY OF July 2013.  
SIGNED THIS 20th DAY OF July 2013

**WEBER COUNTY COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DESCRIPTION OF STREETS AND OTHER PUBLIC VAYS, AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY UTAH THIS 30th DAY OF July 2013.  
SIGNED THIS 30th DAY OF July 2013

SEE RECORD OF SURVEY # 004842

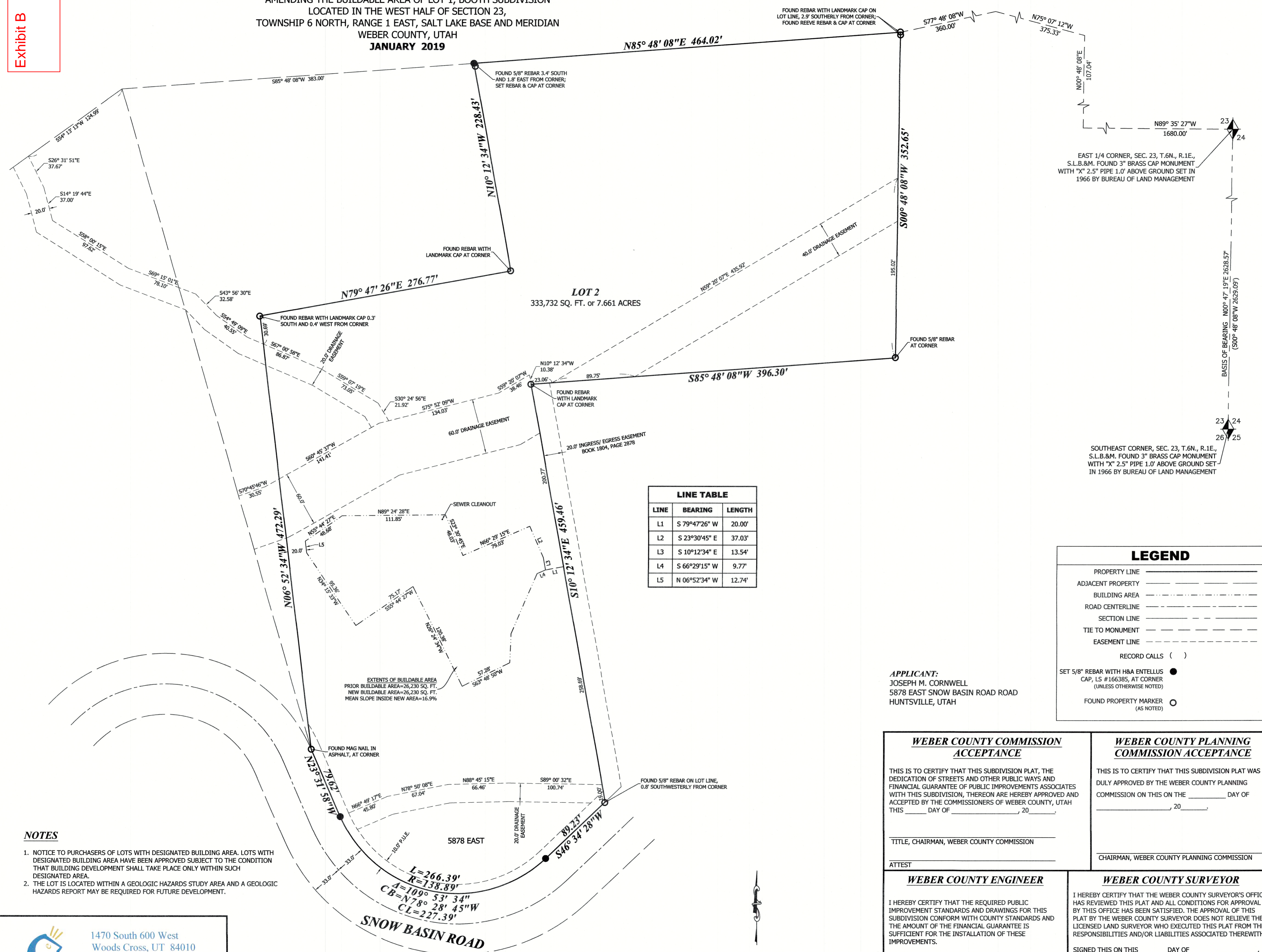
<b>LANDMARK SURVEYING, INC.</b> A COMPLETE LANDSURVEYING SERVICE 4640 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE: 801-733-4075 FAX: 801-733-6008 LANDMARKSURVEYING.COM	
CLIENT: DAVID BOOTH LOCATION: A PART OF THE WEST HALF OF SECTION 23, T. 6 N., R. 1 E., S.L.B. & M., WEBER COUNTY, UTAH SURVEYED: FEB 2002	
REVISIONS:	DRAWN BY: DB & LA CHECKED BY: DB DATE: MAY 31, 2013 FILE: 23-02-02.DWG

WEBER COUNTY RECORDER
ENTRY # 2417972 FILE # 93100
FILED FOR RECORD & RECORDED THIS 30th DAY OF JUL 2013 AT 12:40 IN BOOK 111 OF BOOKS PAGE 29
WEBER COUNTY RECORDER ERNEST ROWLEY BY KARLA LITTE DEPUTY



Exhibit B

**BOOTH SUBDIVISION AMENDED**  
AMENDING THE BUILDABLE AREA OF LOT 1, BOOTH SUBDIVISION  
LOCATED IN THE WEST HALF OF SECTION 23,  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
JANUARY 2019



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 79°47'26" W	20.00'
L2	S 23°30'45" E	37.03'
L3	S 10°12'34" E	13.54'
L4	S 66°29'15" W	9.77'
L5	N 06°52'34" W	12.74'

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY
- BUILDING AREA
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE

RECORD CALLS ( )

SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER (AS NOTED)

**APPLICANT:**  
JOSEPH M. CORNWELL  
5878 EAST SNOW BASIN ROAD  
HUNTSVILLE, UTAH

**WEBER COUNTY COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATES WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TITLE, CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

**WEBER COUNTY PLANNING COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WEBER COUNTY ENGINEER

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAS BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WEBER COUNTY SURVEYOR

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

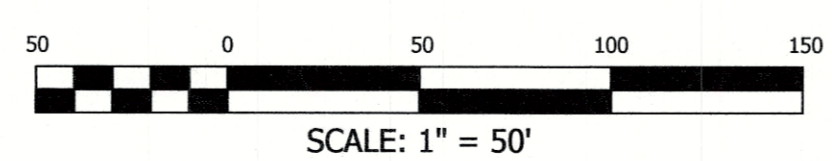
WEBER COUNTY ATTORNEY

**COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN \_\_\_\_\_ BOOK \_\_\_\_\_ OF \_\_\_\_\_  
OFFICIAL RECORDS, AT PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_ (DEPUTY)

- NOTES**
- NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREA. LOTS WITH DESIGNATED BUILDING AREA HAVE BEEN APPROVED SUBJECT TO THE CONDITION THAT BUILDING DEVELOPMENT SHALL TAKE PLACE ONLY WITHIN SUCH DESIGNATED AREA.
  - THE LOT IS LOCATED WITHIN A GEOLOGIC HAZARDS STUDY AREA AND A GEOLOGIC HAZARDS REPORT MAY BE REQUIRED FOR FUTURE DEVELOPMENT.

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com  
PROJECT #1020086 10/24/2018, JRC  
12/07/2018, JRC



**SURVEYOR'S CERTIFICATE**

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS BOOTH SUBDIVISION AMENDED AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

**NOT APPROVED**

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497 DATE \_\_\_\_\_

**PLAT NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO AMEND THE BUILDABLE AREA OF LOT 1, BOOTH SUBDIVISION, RECORDED AS ENTRY #2647973 IN BOOK 74 OF BOOKS AT PAGE 39, WEBER COUNTY RECORDER'S OFFICE. THIS SURVEY IS A RETRACEMENT OF SAID SUBDIVISION BASED ON MEASUREMENTS TAKEN ON THE GROUND AND SURVEY MARKERS FOUND AT THE CORNERS OF SAID LOT. THE EXISTING EASEMENTS SHOWING ON SAID SUBDIVISION PLAT REMAIN UNCHANGED AS PART OF THIS PLAT.

**BOUNDARY DESCRIPTION**

A PART OF THE WEST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 89°35'27" WEST 1680.00 FEET, NORTH 00°48'08" EAST 107.04 FEET, NORTH 75°07'12" WEST 375.33 FEET, AND SOUTH 77°48'08" WEST 360.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23, AND RUNNING THENCE SOUTH 00°48'08" WEST 352.65 FEET; THENCE SOUTH 85°48'08" WEST 396.30 FEET TO THE EAST LINE OF DAVE BOOTH SUBDIVISION; THENCE SOUTH 10°12'34" EAST 459.46 FEET ALONG SAID EAST LINE OF DAVE BOOTH SUBDIVISION TO THE NORTHERLY RIGHT-OF-WAY LINE OF SNOW BASIN ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE OF SNOW BASIN ROAD THE FOLLOWING THREE (3) COURSES; (1) SOUTH 46°34'28" WEST 89.23 FEET, (2) WESTERLY 266.39 FEET ALONG THE ARC OF A 138.89-FOOT-RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 78°28'45" WEST 227.39 FEET), (3) NORTH 23°31'58" WEST 79.62 FEET TO SOUTHWEST CORNER OF DAVE BOOTH SUBDIVISION; THENCE NORTH 06°52'34" WEST 472.23 FEET; THENCE NORTH 79°47'26" EAST 276.77 FEET TO EAST LINE OF DAVE BOOTH SUBDIVISION; THENCE NORTH 10°12'34" WEST 228.43 FEET ALONG SAID EAST LINE TO NORTHEAST CORNER OF SAID DAVE BOOTH SUBDIVISION; THENCE NORTH 85°48'08" EAST 464.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 333,732 SQ.FT. OR 7.661 ACRES.

**OWNER'S DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN HEREON AND NAME SAID TRACT, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS PUBLIC OPEN SPACE:

**BOOTH SUBDIVISION AMENDED**

PUBLIC UTILITY, DRAINAGE AND CANAL MAINTENANCE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORMWATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

PRIVATE LAND DRAIN EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF LOTS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JOSEPH M. CORNWELL KATHLEEN A. CORNWELL

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOSEPH M. CORNWELL AND KATHLEEN A. CORNWELL, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

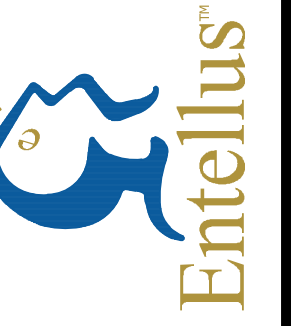
NOTARY PUBLIC: \_\_\_\_\_  
RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



Exhibit C

NOT APPROVED

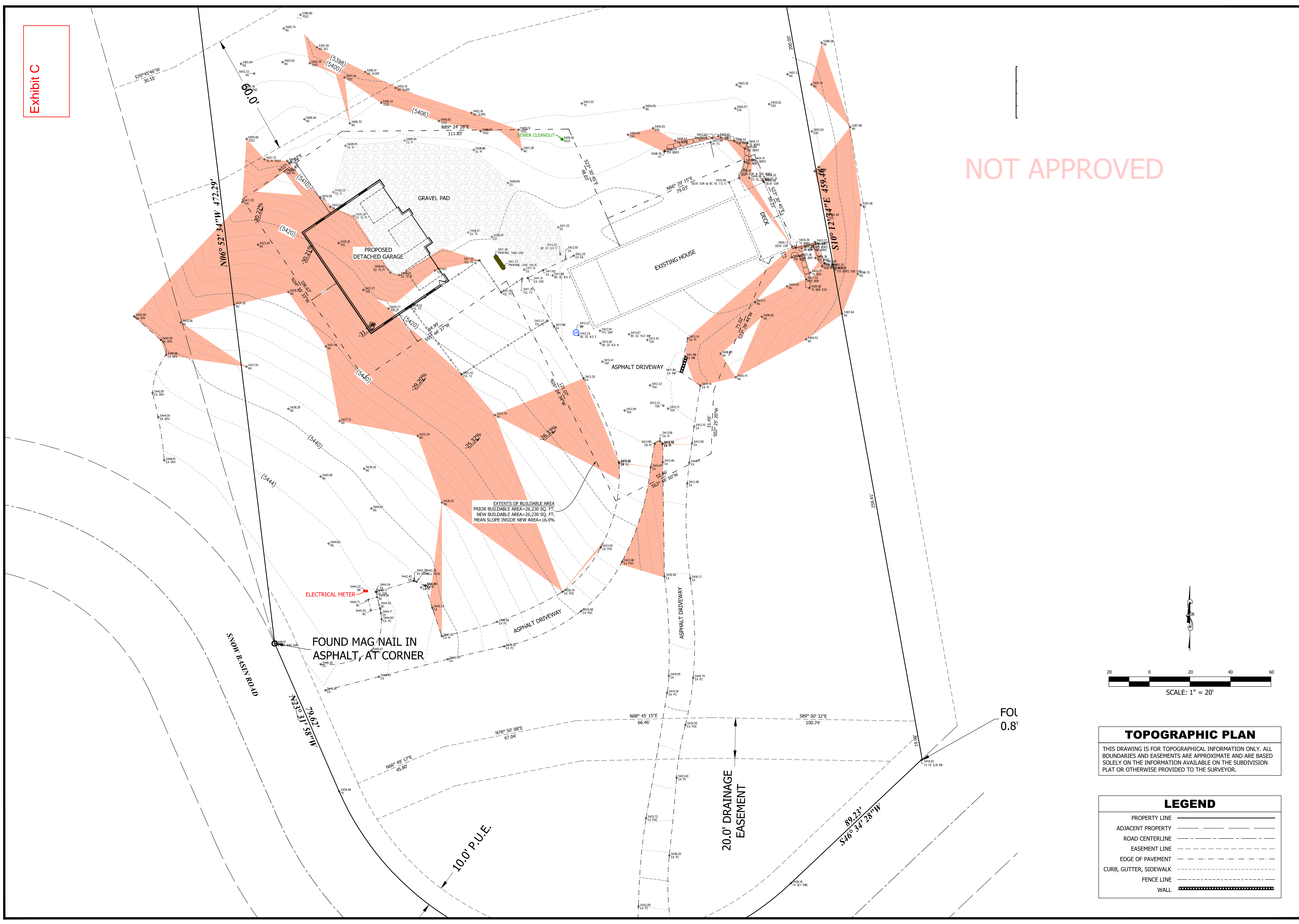
181 North 200 West, Suite #4  
Bountiful, UT 84010  
Phone 801.298.2236  
www.Entellus.com



PRELIMINARY  
NOT FOR  
CONSTRUCTION

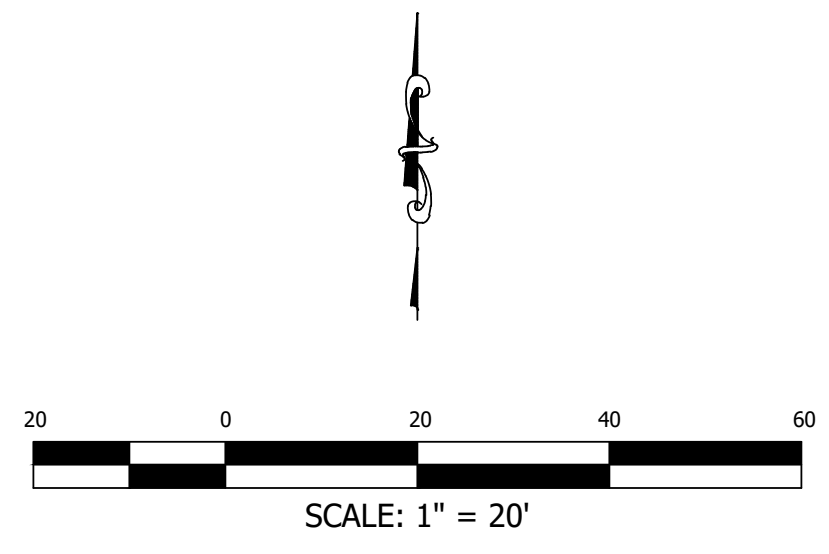
LANDFORMS

5878 SNOW BASIN RD  
LOT 1, BOOTH SUBDIVISION  
LOCATED IN THE WEST 1/2 OF SECTION 23, T. 6 N., R. 1 E., S.L.B.&M.  
WEBER COUNTY, UT 840



EXTENTS OF BUILDABLE AREA  
PRIOR BUILDABLE AREA=26,230 SQ. FT.  
NEW BUILDABLE AREA=25,230 SQ. FT.  
MEAN SLOPE INSIDE NEW AREA=16.9%

FOUND MAG NAIL IN ASPHALT AT CORNER



**TOPOGRAPHIC PLAN**  
THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAN OR OTHERWISE PROVIDED TO THE SURVEYOR.

**LEGEND**

PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
EASEMENT LINE	—————
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	—————
FENCE LINE	—————
WALL	—————

DRAWN: JH 09/05/2018  
APPROVED: [DATE]  
PROJECT: 1020086  
PLAT 1020086.dwg  
**C200**  
TOPOGRAPHIC SURVEY